



Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee

Monday, Feb 9, 2015

1:15 PM

**Cook County Building, Board Room, 569
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele (7)

Absent: Chairman García and Gainer (2)

PUBLIC TESTIMONY

Vice Chair Murphy asked the Secretary to the Board to call upon the registered public speakers.

1. George Blakemore, concerned citizen

15-1561

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/21/2015

A motion was made by Commissioner Gorman, seconded by Commissioner Steele, that the Committee Minutes be recommended for approval. The motion carried by the following vote:

Aye: Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

Absent: Chairman García and Gainer(2)

15-1022

Sponsored by: TONI PRECKWINKLE, President, and JOAN PATRICIA MURPHY, County Commissioner
PROPOSED RESOLUTION

KOC SIS BROTHERS MACHINE COMPANY 6B SER

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: Kocsis Brothers Machine Company

Address: 11755 South Austin Avenue

Municipality or Unincorporated Township: Alsip

Cook County District: 6

Permanent Index Number: 24-20-402-028-0000; 24-20-402-032-0000; 24-20-402-033-0000;
24-20-402-034-0000; 24-20-402-045-0000

Municipal Resolution Number: 2014-7-R-2

Number of years property occupied by same industrial user: 20

Special circumstances justification requested: Yes

Evidence of economic hardship: Deterioration, Overcrowding of Structures, Obsolescence

Estimated # of jobs created by this project: N/A

Estimated # of jobs retained at this location: 105 full-time, 0 part-time

Estimated # of employees in Cook County: 105 full-time, 0 part-time

Estimated # of construction jobs: N/A

Proposed use of property: Industrial - Manufacturing

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) Program that provides an applicant a reduction in the assessment level for a qualified industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed qualified for purpose of Class 6b under the SER Program; and

WHEREAS, Class 6b SER requires the validation by the County Board of the finding that the property is deemed qualified for purposes of Class 6b SER; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of application for the SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of hardship supporting a determination that participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise

would not be economically viable causing the property to be in imminent risk of becoming vacant and unused;
and

WHEREAS, the applicant is not receiving another Cook County property tax incentive for the same property;
and

WHEREAS, the municipality states the Class 6b SER is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b SER; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

A motion was made by Commissioner Gorman, seconded by Commissioner Butler that This Resolution was recommended for approval. The motion carried by the following vote:

Aye: Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

Absent: Chairman García and Gainer(2)

15-1042

Sponsored by: TONI PRECKWINKLE, President, and PETER N. SILVESTRI, County Commissioner
PROPOSED RESOLUTION

MANOR TOOL & MANUFACTURING COMPANY CLASS 6B SER

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: Manor Tool & Manufacturing Company

Address: 9200 S. Ivanhoe Street

Municipality or Unincorporated Township: Schiller Park

Cook County District: 9

Permanent Index Number: 12-22-100-130-0000

Municipal Resolution Number: 16-14

Number of years property occupied by same industrial user: 30

Special circumstances justification requested: Yes

Evidence of economic hardship: Dilapidation, Deterioration, Deleterious land use and layout

Estimated # of jobs created by this project: N/A

Estimated # of jobs retained at this location: 39 full-time, 2 part-time

Estimated # of employees in Cook County: Same as above

Estimated # of construction jobs: N/A

Proposed use of property: Industrial - Manufacturing

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) Program that provides an applicant a reduction in the assessment level for a qualified industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby do what you are suggesting or endorsing with this resolution; and

A motion was made by Commissioner Gorman, seconded by Commissioner Arroyo that This Resolution was recommended for approval. The motion carried by the following vote:

Aye: Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

Absent: Chairman García and Gainer(2)

15-1047

Sponsored by: TONI PRECKWINKLE, President, and TIMOTHY O. SCHNEIDER, County Commissioner
PROPOSED RESOLUTION

SSK HOLDINGS OR ITS ASSIGNEE 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: SSK Holdings or Its Assignee

Address: 1717 Gifford Road

Municipality or Unincorporated Township: Elgin

Cook County District: 15

Permanent Index Number: 06-31-202-001-0000; 06-31-202-003-0000; 06-31-202-007-0000;
06-31-202-008-0000; Class 5-80; 06-31-202-009-0000; 06-31-202-014-0000; 06-31-202-015-0000

Municipal Resolution Number: 14-155

Number of month property vacant/abandoned: 10

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 10-20 full-time

Estimated Number of jobs retained at this location: 75 full-time

Estimated Number of employees in Cook County: N/A

Estimated Number of construction jobs: 50 construction jobs

Proposed use of property: Manufacturing

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Gorman, seconded by Commissioner Steele, that This Resolution was recommended for approval. The motion carried by the following vote:

Aye: Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

Absent: Chairman García and Gainer(2)

15-1048

Sponsored by: TONI PRECKWINKLE, President, and GREGG GOSLIN, County Commissioner
PROPOSED RESOLUTION

PRECISION ZONE SERVICE COMPANY6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Precision Zone Service Company

Address: 311 Elgidi Drive

Municipality or Unincorporated Township: Wheeling

Cook County District: 14

Permanent Index Number: 03-02-316-040-0000

Municipal Resolution Number: 14-167

Number of month property vacant/abandoned: 13

Special circumstances justification requested: Yes

TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION (Vacant for more than 12 months but less than 24 months - No Purchase for Value) Justification: Yes

Estimated Number of jobs created by this project: 20 full-time

Estimated Number of jobs retained at this location: four (4) full-time

Estimated Number of employees in Cook County: N/A

Estimated Number of construction jobs: five (5) - 10 construction jobs

Proposed use of property: Manufacturing

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial/commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

WHEREAS, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

WHEREAS, Class 6b TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 6b TEERM; and

WHEREAS, the municipality states the Class 6b TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that

new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b TEERM; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

A motion was made by Commissioner Gorman, seconded by Commissioner Schneider, that This Resolution was recommended for approval. The motion carried by the following vote:

Aye: Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

Absent: Chairman García and Gainer(2)

15-1052

Sponsored by: TONI PRECKWINKLE, President, and DEBORAH SIMS, County Commissioner
PROPOSED RESOLUTION

SBS BUILDING LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: SBS BUILDING LLC

Address: 13800 South California Avenue

Municipality or Unincorporated Township: Blue Island

Cook County District: 5

Permanent Index Number: 28-01-111-071-0000

Municipal Resolution Number: 2014-050

Number of month property vacant/abandoned: 5

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 2 full-time, 0 part-time

Estimated Number of jobs retained at this location: 5 full-time, 0 part-time

Estimated Number of employees in Cook County: 5 full-time, 0 part-time

Estimated Number of construction jobs: 5 full-time, 0 part-time

Proposed use of property: Industrial- Distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Gorman, seconded by Commissioner Schneider, This Resolution (Class 6B) Purchase for Value was recommended for approval as amended. The motion carried by the following vote:

Aye: Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

Absent: Chairman García and Gainer(2)

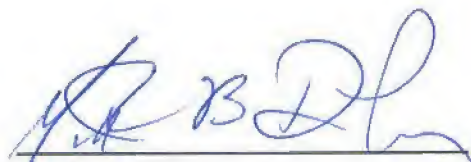
ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Moore, that the committee was adjourned. The motion carried by the following vote:

Respectfully submitted,



Chairman



Secretary